City of Barrie
Meeting Agenda
Affordability Committee

Wednesday, April 22, 2026
06:00 PM
Council Chambers

1. CALL TO ORDER

2. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually, please register in advance by emailing cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday, April 22, 2026, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the Planning Act and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

2.1 Application for an Amendment to the Zoning By-law - 126 and 130 Ardagh Road (Ward 6) (File: D30-003-2026)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions (IPS), on behalf of Found Development Group and 126 Ardagh Inc., for an Amendment to the Zoning By-law to permit the development of a six (6) storey apartment building containing one hundred and fifty-three (153) residential dwelling units on lands known municipally as 126 and 130 Ardagh Road.

The site is approximately 1.06 hectares in size and is located on the north side of Ardagh Road, east of Crawford Drive and west of Patterson Road. The proposed Zoning By-law Amendment seeks to rezone the subject lands from ‘Residential Single Detached Dwelling Second Density’ (R2) to ‘Residential Apartment Dwelling Second Density-1 with Special Provisions’ (RA2-1)(SP-XXX). The following special provisions have been requested as part of the Zoning By-law Amendment:

Zoning By-law	Required by Zoning By-	Proposed Zoning

Provision	law 2009-141 (RA2)	Standard (RA2-1)(SP-XXX)
Lot Coverage (max.)	35%	40%
Secondary Means of Egress (min.)	7.0m and fully landscaped	12.0m and not landscaped
Drive Aisle Width (min.)	6.4m	6.0m

Presentation by representative of Innovative Planning Solutions.

2.2 Application for an Amendment to the Zoning By-law - 145 Bradford Street and 48 Ellen Street (Ward 2) (File: D30-004-2026)

The purpose of the Public Meeting is to review an application submitted by The Jones Consulting Group Ltd., on behalf of Piveon Developments, for an Amendment to the Zoning By-law on lands described as Lots 7, 8, 9, 10, 11 & 12, East Side of Bradford Street on Plan 22 and Lots 7, 8, 9, 10, 11 & 12, West side of Ellen Street on Plan 22, and Lot 6; West Side of Ellen Street on Plan 22, in the City of Barrie and known municipally as: 145 Bradford Street and 48 Ellen Street, Barrie. The application proposes to permit the future development of the site with five (5) mixed use buildings ranging in height from 51 to 61 storeys. The towers would be interconnected by an 11-storey podium and would contain a total of 1,793 units, including 359 affordable units, along with commercial uses at-grade, a hotel, a restaurant, and a parking garage.

The site is a through lot approximately 1.23 hectares in size and is located on the east side of Bradford Street between Victoria Street and John Street. The property has 88 metres of frontage on John Street, approximately 135 metres of frontage on Ellen Street, and 115 metres of frontage on Bradford Street. The lands at 145 Bradford Street are currently vacant, while the lands at 48 Ellen Street currently contain a single detached dwelling that was converted into a commercial use that would be demolished to facilitate the proposed development.

The proposed Zoning By-law amendment seeks to rezone the subject lands from ‘General Commercial’ (C4) and ‘Transition Centre Commercial-2 with Special Provisions, Hold’ (C2-2)(SP480 (H-120) to ‘Central Area Commercial-1 with Special Provisions’ (C1-2)(SP-XXX). The following special provisions are being requested:

Central Area Commercial (C1-2) Zone Standard	Required by By-law 2009-141	Proposed Zoning Standard
Maximum Gross Floor Area	600%	**1,491%**
Maximum Building Height & Step-backs	10.0 metres in height within 5.0 metres of the	**190 Metres in height with no step-backs**

	front lot line and lot flankage and 45.0 metres in height beyond 5.0 metres of the front lot line and lot flankage	**applied**
Minimum Coverage for Commercial Uses (% of Lot Area)	50%	**40%**
Landscape Buffer Areas	A minimum 3.0 metre wide continuous landscape buffer area shall be provided along the side and rear lot lines	**No landscape buffer shall apply**

Presentation by representative of Jones Consulting Group Ltd.

3. OPEN DELEGATIONS

Nil.

4. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

Nil.

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

Nil.

7. REPORTS OF ADVISORY COMMITTEES

Nil.

8. REPORTS TO COMMITTEE

Nil.

9. ITEMS FOR DISCUSSION

Nil.

10. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:
Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739 4220 Ext. 5500 or

cityclerks@barrie.ca to ensure availability.